



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.4250

preservation@fcgov.com

fcgov.com/historicpreservation

**AFTER THE FACT APPROVAL
CERTIFICATE OF APPROPRIATENESS – Minor Alteration
ISSUED: June 17, 2021
EXPIRATION: June 17, 2022**

Kevin & Dawn Buffington
700 Las Lomas Drive
Austin, TX 78746

Dear Mr. and Mrs Buffington:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Willard & Gladys Eddy House and Shared Barn at 509 Remington Street has been approved without an application by the City’s Historic Preservation Division (HPD) because the proposed work appears meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

The alterations reviewed and approved include:

- Installation of window wells at basement windows
- Regrade of site to improve stormwater runoff away from building/foundation
- Installation of concrete driveway along original unpaved driveway path
- Installation of 6-foot wood privacy fence along north side and rear of property
- Flagstone patio on rear of property and attached pathway to rear gate.

Please note the following:

- Changes to grade surfaces, (mulch, river rock, sod) and minor shrub plantings are not subject to preservation approval – these items have not been reviewed.
- Tree plantings on the enclosed site plan have been reviewed but have not been approved at this time. Tree plantings on historic properties are generally encouraged subject to maintenance concerns that may affect the primary property. Based on questions from Preservation staff about maintenance effects to the property related to tree selection and placement, Preservation staff has forwarded those concerns to the City’s Forestry Division for a response. Preservation staff will address the tree plantings on the enclosed site plan as soon as a response is received from Forestry.

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that work beyond that indicated in your application/correspondence requires additional approval. Items requiring further approval include, but are not limited to, the following activities:

- Demolition of exterior portions of historic buildings or structures on the property.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at jbertolini@fcgov.com or 970-416-4250.

Sincerely,

Jim Bertolini
Historic Preservation Planner







Design Review Application Historic Preservation Division

Fill this form out for all applications regarding designated historic buildings within the city limits of the City of Fort Collins. Review is required for these properties under Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

Applicant Information

Rodney Vance	303-435-8427	
Applicant's Name	Daytime Phone	Evening Phone
11773 Zenobia Loop Westminster	CO	80031
Mailing Address (for receiving application-related correspondence)	State	Zip Code
co1ramrod@aol.com		
Email		

Property Information (put N/A if owner is applicant)

Kevin and Dawn Buffington	512-922-2122	512-92-22122
Owner's Name	Daytime Phone	Evening Phone
509 Remington, Fort Collins	CO	80524
Mailing Address (for receiving application-related correspondence)	State	Zip Code
Kevinbuff1@me.com		
Email		

Project Description

Provide an overview of your project. Summarize work elements, schedule of completion, and other information as necessary to explain your project.

Landscape 509 so rain water will drain away from home basement and driveway is functional for all seasons. Add trees along the fence line, grass, reuse, patio rock and and river stone where possible. Also add sprinkler for trees shrubs and grass. Please see attached plan. The purpose is to improve the landscape drainage and to rid landscape of weeds and improper drainage. Make the home more functional for living.

The following attachments are REQUIRED:

- Complete Application for Design Review
- Detailed Scope of Work (and project plans, if available)
- Color photos of existing conditions

Reminders:

Complete application would need all of checklist items as well as both pages of this document.

Detailed scope of work should include measurements of existing and proposed.

Please note: if the proposal includes partial or full demolition of an existing building or structure, a separate demolition application will need to be approved.

Additional documentation may be required to adequately depict the project, such as plans, elevations, window study, or mortar analysis. If there is insufficient documentation on the property, the applicant may be required to submit an intensive-level survey form (at the applicant's expense).

Detail of Proposed Rehabilitation Work (*Required)

If your project includes multiple features (e.g. roof repair and foundation repair), you must describe each feature separately and provide photographs and other information on each feature.

Feature A Name:	
<p>Describe property feature and its condition:</p> <p>Windows located below grade and all exterior grading flows from property lines to the homes foundation.</p>	<p>Describe proposed work on feature:</p> <p>Install Window wells and grade exterior to allow for property to drain appropriately away from the foundation so that the basement does not flood.</p> <p>We will re-use the original slate/stone on site. Please see landscape plan.</p>
Feature B Name:	
<p>Describe property feature and its condition:</p>	<p>Describe proposed work on feature:</p>

Use Additional Worksheets as needed.

Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

- At least one current photo for each side of the house. Photo files or prints shall be named/labeled with applicant name and elevation. For example, smitheast.jpg, smithwest.jpg, etc. If submitted as prints, photos shall be labeled
- Photos for each feature as described in the section "Detail of Proposed Rehabilitation Work". Photo files or prints shall be named or labeled with applicant name and feature letter. For example, smitha1.jpg, smitha2.jpg, smithb.jpg, smithc.jpg, etc.

Depending on the nature of the project, one or more of the following items shall be submitted. Your contractor should provide these items to you for attachment to this loan application.

- Drawing with dimensions.
- Product specification sheet(s).
- Description of materials included in the proposed work.
- Color sample(s) or chip(s) of all proposed paint colors.

Partial or full demolition is a part of this project.

Partial demolition could include scopes such as taking off existing rear porches to create space for a new addition or removing an existing wall or demolishing a roof. If you are taking away pieces of the existing residence, you are likely undergoing some partial demolition.

Rodney Vance Digitally signed by Rodney Vance
Date: 2021.06.14 13:29:37 -06'00'

Signature of Applicant

6-14-2021

Date



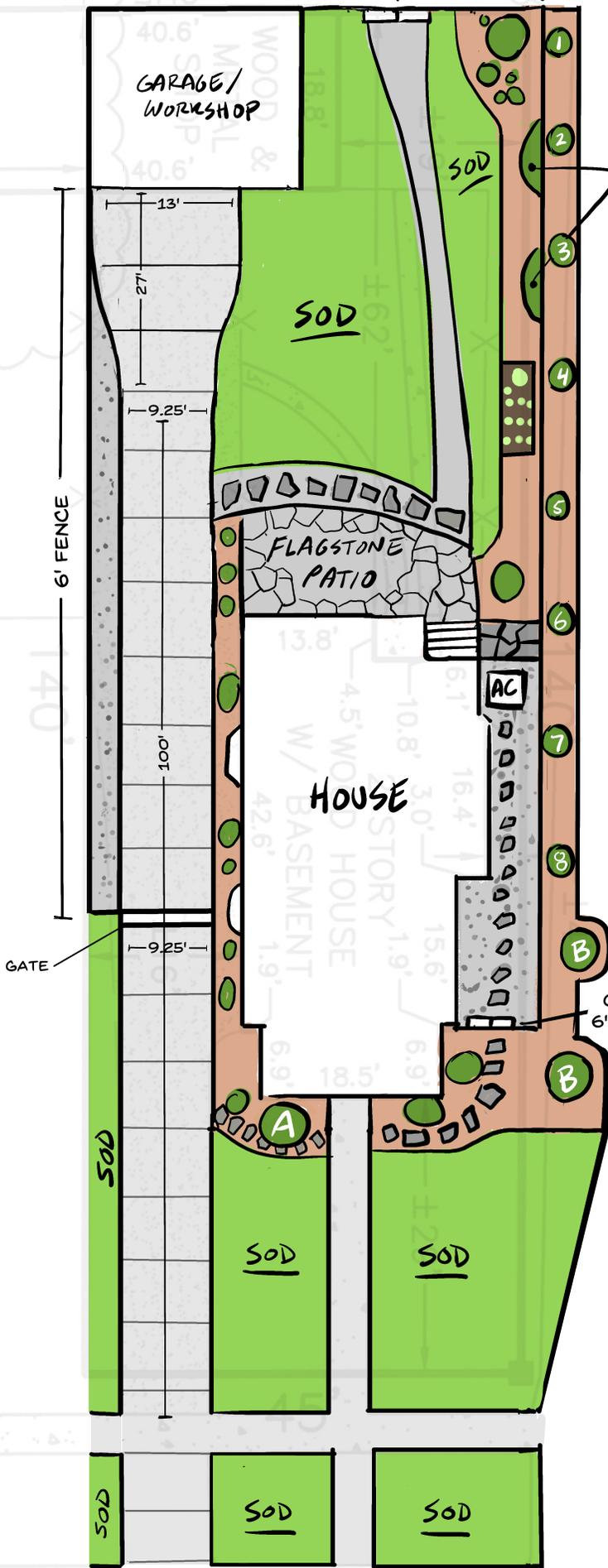
PROPERTY LINE & 6' FENCE

PROPERTY LINE & 6' FENCE

GATE

509 REMINGTON

LANDSCAPE PLANS



VINE/ROSE/OR HONEYSUCKLE

1 - 8 = COLUMNAR NORWAY SPRUCE (EVERY 8 FEET, N. SIDE OF FENCE)



= RIVER ROCK



= PATIO



= TREES/SHRUBS



= MULCH (WASHINGTON CEDAR)

• ALL MULCH BEDS WILL BE IRRIGATED W/ DRIP LINES.



= SOD (ENVIROTURF TURF MASTERS)

• AN EXTRA DURABLE AND DROUGHT TOLERANT GRASS

• IRRIGATION - MP ROTORS = WATER SAVINGS OF UP TO 30%



= GARDEN BED



= FLAGSTONE IN ROCK (USE EXISTING STONES)



= DRIVEWAY (WIDTH 9.25' = ORIGINAL)



= AUTUMN BRILLIANCE (TREE) SERVICE BERRY



= BIG TOOTH MAPLE (TREE)



DESIGN PLANS:

BRIAN LONER

970.215.6705

briantloner@gmail.com

MowBettaLandscape.com

← REMINGTON ST.

Jim Bertolini

From: Jim Bertolini
Sent: Friday, June 11, 2021 9:47 AM
To: Kevin Buffington; Dawn Buffington; Daniel Buffington; Rodney Vance
Subject: RE: [EXTERNAL] Re: 509 Remington - Stop Landscape Work - Submit CoA Application

Kevin,

Thanks for the call this morning – as noted, I’m just sending a summary of what we talked about for reference.

Nothing about the described project sounds inconsistent with the Standards the City uses for approving projects on City Landmarks – the main issue is getting into the habit of sending in a design review application and receiving the approval letter from staff before you start projects in order to meet Code requirements. Most projects are reviewed by staff and approved within a few days of receipt. Only major items go to the Historic Preservation Commission for approval. Rarely do we require more than minor adjustments for projects, especially if we’ve had a phone call or site visit ahead of time. We also try to identify when projects qualify for [financial incentives](#) so you can take advantage of those if you’d like.

1. [Landscape project](#) – I’ll await a landscape plan/sketch from your contractor and review that as soon as it comes in. Thankfully in this case, there weren’t specific features in the existing landscape that were historic aside from the stone walkway, which is still in place. We do need to review the major elements of what’s proposed to replace that landscape. The main thing we’ll be looking for is that things like placement and materials of the driveway, fence location and design, and placement of trees (to avoid roots impacting the barn or house once the tree matures). Generally, we don’t review smaller landscape choices but, especially with a site with drainage issues like this, would recommend avoiding having any irrigated plantings near the foundation.
2. [Barn Rehab](#) – I think I’ve passed on this recommendation before in previous emails, but once you or your architect have a concept sketch for that and a site plan, I’d recommend submitting that to the City through our Development Review team for a [conceptual review](#). That will be an interdepartmental check of your concept that will give you a checklist from all departments (Zoning, Historic Preservation, Utilities, Poudre Fire Authority, Building Code, etc.) about things you’ll need to include in your project plan. Preservation staff will fold in a conceptual review before the Historic Preservation Commission as part of that to help ensure your project design is consistent with the preservation Standards before you pay for construction drawings. One thing to keep in mind as you/your architect sketch up a concept is that the property has two historic significances: one for architecture, both for the main house and the barn as examples of Foursquare-style (house) and a rare surviving carriage barn, and one for association with the Eddys as significant figures in Fort Collins history as educators and leaders at Colorado State University. That means that some of the alterations made over time during the Eddy period would be historic as well and need to be preserved.

Thanks again for your time and commitment to the property. If you, Rodney, or others have questions, please let me know. Cheers!

JIM BERTOLINI

Pronouns: he/him/his
Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbortolini@fcgov.com

From: Kevin Buffington <kevinbuff1@me.com>
Sent: Thursday, June 10, 2021 7:22 PM
To: Jim Bertolini <jbortolini@fcgov.com>; Dawn Buffington <dawnbuff@gmail.com>; Daniel Buffington

<buffingtonde@gmail.com>; Rodney Vance <co1ramrod@aol.com>

Subject: [EXTERNAL] Re: 509 Remington - Stop Landscape Work - Submit CoA Application

Jim I would never do anything that is detrimental to an historical property. I realize there are people that would do that and that is why it is important to have historical society. Everything we have done is for the preservation of 509. Ms Eddie has been to 509 in the last week and she is thrilled we are investing for it future presentation of 509. We did not know that getting the grading right would be an issue or required approval. Our GC will call you as well and we will get the form done and provide a plan. It is a very simple plan that allows proper drainage and conformity to the other two historical homes so it is not weedy and draining into the home.

Sent from my iPhone

On Jun 10, 2021, at 7:26 PM, Kevin Buffington <kevinbuff1@me.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Jim Bertolini <jbertolini@fcgov.com>
Date: June 10, 2021 at 6:20:36 PM CDT
To: Kevin Buffington <kevinbuff1@me.com>
Cc: Daniel Buffington <buffingtonde@gmail.com>
Subject: RE: Re: 509 Remington - Stop Landscape Work - Submit CoA Application

Kevin,

Thanks for the clarification, and of course effective drainage off an historic site is an important maintenance investment. However, as with all exterior changes, it is important to secure approval *before* that work begins to ensure the approach will not be too invasive and will not have a detrimental effect on the historic property.

I do want to make clear that email exchanges and phone calls with me or other City preservation staff are helpful in providing context about your project and explaining requirements, but a Design Review Application still needs to be submitted and a Certificate of Appropriateness received before a project has been approved under the Municipal Code. That not only provides an opportunity for staff to provide any guidance or make any shifts to how a project will be completed to ensure it meets the City's preservation standards, but also ensures that non-compliant work that may have been completed with good intentions doesn't need reversed or modified at an owner's expense.

We certainly appreciate the investment you've made in maintaining this significant property but I want to make sure the legal obligations and appropriate process under City Code are clear for your benefit and the historic property's.

JIM BERTOLINI
Pronouns: he/him/his
Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue

From: Kevin Buffington <kevinbuff1@me.com>
Sent: Thursday, June 10, 2021 4:10 PM
To: Jim Bertolini <jbertolini@fcgov.com>
Cc: Daniel Buffington <buffingtonde@gmail.com>; Carl Patton <Carl.patton@colostate.edu>
Subject: [EXTERNAL] Re: 509 Remington - Stop Landscape Work - Submit CoA Application

Jim, I just landed and I saw your note and responded. Just to reassure you our landscaping will be very similar to Carl Patton's and the Mansion. We kept the stones for reuse. The drainage was a real problem for 509 and I was under the assumption this part would be ok because of drainage and weeds and stumps. We will have a plan to you next week. The lot is now graded for drainage. Thank you.

Kind Regards,
Kevin
5129222122

Sent from my iPhone

On Jun 10, 2021, at 4:51 PM, Kevin Buffington <kevinbuff1@me.com> wrote:

Hi Jim, we are not changing the walks. We had to get the drainage right because water was drawing towards the home. I will call and I am having a plan done so we can submit to you. Also there are rotting boards on the side that must be replaced of 509. The weeds and tree stumps had to go because they were also causing problems. I will call you tomorrow.

Kind Regards,
Kevin

Sent from my iPhone

On Jun 10, 2021, at 4:00 PM, Jim Bertolini <jbertolini@fcgov.com> wrote:

Kevin and Daniel,

I'm contacting you about work you have underway at the Eddy Property at 509 Remington, a City Landmark that is subject to the City's historic preservation ordinance but has not been approved. I traveled past the property this afternoon and noticed the entire

landscape of the property has been removed for a new landscaping plan. Major landscape alterations to City Landmarks, including paths and driveways, fences, trees, etc., are subject to review under Chapter 14, [Article IV](#) of Municipal Code. This work has not been submitted for review and has not been approved by this office and ***must stop immediately***, pending approval. Please submit a Design Review Application (blank form attached) describing design plans and a site/landscape plan, if applicable as soon as possible.

Since we've been in communication before about your rehabilitation projects, I need to stress that projects on the property exterior, including landscaping, the building itself, windows, siding, etc., need to receive a Certificate of Appropriateness from this office ***before*** you begin work. Failure to do so can result in penalties under Municipal Code [14-6](#) and [14-10](#), up to and including requirement to reverse the work and restore previous conditions, fines, and withholding of future permits from the City's Building Code Official.

Since this is a landscape issue regarding the historic property setting, I have not asked the Building Code Official to issue a formal stop work order. Please submit the necessary Design Review Application form with accompanying documentation and I will review the project. If either of you have questions, please let me know.

JIM BERTOLINI
Historic Preservation Planner
Community Development & Neighborhood Services
281 North College Avenue
970-416-4250 office
jbertolini@fcgov.com
[Visit our website!](#)

<image001.png>

"The City of Fort Collins is an organization that supports equity for all, leading with race. We acknowledge the role of local government in helping create systems of oppression and racism and are committed to dismantling those same systems in pursuit of racial justice. [Learn more.](#)"

<2019 Revised COA Application - fillable.pdf>

Jim Bertolini

From: Jim Bertolini
Sent: Thursday, June 10, 2021 3:01 PM
To: Kevin Buffington
Cc: Daniel Buffington
Subject: 509 Remington - Stop Landscape Work - Submit CoA Application
Attachments: 2019 Revised COA Application - fillable.pdf

Importance: High

Kevin and Daniel,

I'm contacting you about work you have underway at the Eddy Property at 509 Remington, a City Landmark that is subject to the City's historic preservation ordinance but has not been approved. I traveled past the property this afternoon and noticed the entire landscape of the property has been removed for a new landscaping plan. Major landscape alterations to City Landmarks, including paths and driveways, fences, trees, etc., are subject to review under Chapter 14, [Article IV](#) of Municipal Code. This work has not been submitted for review and has not been approved by this office and ***must stop immediately***, pending approval. Please submit a Design Review Application (blank form attached) describing design plans and a site/landscape plan, if applicable as soon as possible.

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JIM BERTOLINI

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CERTIFICATE OF APPROPRIATENESS – Minor Alteration (Supplemental)

ISSUED: June 21, 2021

EXPIRATION: June 21, 2022

Kevin & Dawn Buffington
700 Las Lomas Drive
Austin, TX 78746

Dear Mr. and Mrs Buffington:

This letter provides you with certification that proposed work to your designated Fort Collins landmark property, the Willard & Gladys Eddy House & Shared Barn at 509 Remington Street has been approved by the City's Historic Preservation Division (HPD) because the proposed work appears to be routine in nature with minimal effects to the historic resource, and meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code.

The alterations reviewed include:

- Tree planting plan
 - *Condition: Ensure that all trees will be a minimum of 15 feet from the house foundation to ensure root health and protection of building foundation.*

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that work beyond that indicated in your permit application/correspondence requires additional approval.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at jbortolini@fcgov.com or 970-391-4717.

Sincerely,

Jim Bertolini
Historic Preservation Planner